

Clarkdale Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Clarkdale	2,144	3,422	2.0%	59.6%
Yavapai County	107,714	167,517	-	55.5%

Median Household Income

	<i>1990</i>	<i>2000</i>
Clarkdale	\$19,881	\$34,911
Yavapai County	\$22,060	\$34,901
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	1,867	2,892	84.5%
African American	-	10	0.3%
Native American	226	233	6.8%
Asian	4	12	0.4%
Other	47	275	8.0%
Hispanic	242	404	11.8%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	862	1,433
Homeownership Rate	79.9%	81.4%
Average Household Size	2.49	2.39

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	582	807	23.6%
20 – 54 yrs	796	1,318	38.5%
55 & Over	766	1,297	37.9%

Median Age	41.1	46.0
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	664	1,045	65.7%	57.4%
Townhouse / Condo	2	17	1.1%	750.0%
Multi-family Units	111	160	10.1%	44.1%
Manufactured Home	213	369	23.2%	73.2%
Other Units	7	-	0.0%	-100.0%
Total Units	997	1,591	-	59.58%

Assisted Housing Units Produced between 1996 - 2000

Clarkdale	0
Yavapai County	205

Housing Affordability Gap

	Clarkdale	Yavapai County
Total Gap	254	11,949
Gap as a % of Total households	17.7%	17.1%
% of Median household Income where total gap occurs	86%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$495	\$605
# of Units Surveyed	48	0

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	16	\$139,000	74	\$84,500	90	\$97,250
1997	10	\$171,000	34	\$89,500	44	\$109,000
1998	11	\$121,500	44	\$135,000	55	\$132,250
1999	7	\$136,500	56	\$119,000	63	\$126,250
2000	1	\$133,900	59	\$145,500	60	\$145,000